

**MINUTES OF MEETING
Springfield-Sangamon County Regional Planning Commission
June 16, 2021**

1. CALL TO ORDER.

Commissioner Larry Hamlin called the meeting to order at 9:31 AM.

2. ROLL CALL.

Mary Jane Niemann called the roll.

JULY 2019	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY 2021	FEBRUARY	MARCH	APRIL	MAY	JUNE	Member	Representative	Affiliation
X		X		X								Ken Springs, Chair (July, 2020 – January, 2021) VACANT (February 2021 – June 2021)		Sangamon County
X	M	X	M	X	X	M	M	X	M	M	X	Greg Kruger, Vice-Chair		City of Springfield
X	E	X	E	X	X	E	E	X	E	E		Eric Hansen, Secretary		Sangamon County
X	E	X	E	X	X	E	E	X	E	E	X	Mayor Jim Langfelder	Kathleen Alcorn	City of Springfield
X	I	X	I	X	X	I	I		I	I	X	Andy Van Meter	Brian McFadden	Sangamon County Board
X	N	X	N	X	X	N	N	X	N	N	X	Ald. Joe McMenamin		City Council
	G	X	G			G	G		G	G		Ald. Andrew Proctor		City Council
X	C	X	C		X	C	C		C	C	X	Greg Stumpf	Trustin Harrison	Sangamon County Board
	A	X	A	X	X	A	A	X	A	A	X	George Preckwinkle	Charlie Stratton	Sangamon County Board
X	C		C			C	C		C	C	X	Leslie Sgro	Jason Graham	Springfield Park District
X	E	X	E	X	X	E	E	X	E	E	X	Frank Vala	Roger Blickensderfer	Springfield Airport Authority
X	L	X	L	X		L	L	X	L	L	X	Brian Brewer	Steve Schoeffel	Sangamon Mass Transit District
X	D	X	D	X	X	D	D	X	D	D	X	Dick Ciotti	Gregg Humphrey / Rob Leinweber / Jason Jacobs	Sangamon County Water Reclamation District
X		X		X				X				Jeff Vose	Lyle Wind / Shannon Fehrholz	Regional Office of Education
												Vacant (March 2019 -		City of Springfield
X		X		X	X			*			X	Larry Hamlin		Sangamon County
X				X				X			X	Joe Gooden		City of Springfield

* Commissioner Larry Hamlin contacted the office following the meeting to state that he was on the entire call, but was muted. While he may not be shown as being present as part of the required quorum, he requested that the minutes reflect that he was present to listen to the meeting.

Others

Staff

Molly Berns	Lisa Peterson
Steve Keenan	Emily Prather
Lindsay Kovski	Eric Wise
Mary Jane Niemann	Joe Zeibert

3. MINUTES OF MEETING.

Commissioner Hamlin asked if there were any additions or corrections to the minutes of the March 17, 2021 Regional Planning Commission meeting. There were none. The minutes were accepted as mailed.

4. MINUTES OF THE EXECUTIVE POLICY BOARD.

There was no meeting of the Executive Policy Board.

5. REPORT OF OFFICERS.

There was no report of officers.

6. REPORT OF THE EXECUTIVE DIRECTOR.

A. Welcome Regional Planning Commission Members – Molly Berns welcomed everyone back to in-person meetings and thanked them for attending Zoom meetings in the past year.

B. City of Springfield Deputy Mayor – Berns introduced City of Springfield Deputy Mayor Kathleen Alcorn who was in attendance and will be representing Mayor Langfelder on the Regional Planning Commission.

C. New Staff Member – Berns then introduced Lisa Peterson who joined the Regional Planning Commission staff on June 14. Peterson's title is Senior Planner – Policy Analysis and will be doing a lot of data analysis and writing publications. Occasionally, Peterson will present projects she is working on to the Regional Planning Commission.

D. Parking Study – Berns stated that some staff may be seen in the downtown area with clip boards collecting data to update the Downtown Parking Study which is done every two years. In addition, staff is also collecting data as requested by the City Traffic Engineer and Public Works. The study is expected to be completed in August.

7. CORRESPONDENCE.

There was no correspondence.

8. PUBLIC HEARINGS / COMMENTS.

There was no one who wished to address the Commission.

9. COMMITTEE REPORTS.

Land Subdivision Committee (LSC) – There were two projects to be acted upon by the Regional Planning Commission this month:

Bogey Hills Estates

Location & Sketch Map

Description: Part of the SE ¼ of the NE ¼ and NE ¼ of the SE ¼ of Sec. 23, T15N, R6W – Located at the intersection of Cockrell Lane and Crystal Spring Drive

Zeibert stated that this proposed development is located along Cockrell Lane, west of Panther Creek West. This development was originally approved in 2001 and the first four phases were completed. Since then, the developer has renewed interest and will start from scratch. Zeibert noted that this plan is basically the same as the one submitted in 2001. The area will consist of 109 single-family and duplex lots on 35 acres. All essential services are available to serve the site.

Zeibert noted that the Land Subdivision Committee recommended approval of the Location & Sketch Map.

Commissioner Joe McMenamin asked if there were homes currently in the subdivision. Zeibert said there were.

Commissioner McMenamin asked how many lots there were and the jurisdiction. Zeibert said the project includes the remaining 109 lots and falls in the City of Springfield's subdivision jurisdiction.

CAT Springfield LLC Subdivision

Location & Sketch Map

Variance – Section 153.158(b)(2) – Lot Arrangement

Description: Part of the SW ¼ of the SW ¼, Sec. 12, T15N, R5W – Located at the intersection of Stevenson Drive and Dirksen Parkway

Zeibert said the variance request would allow lots to be served off of a private access easement instead of a public road. The development is located at the northeast corner of Stevenson Drive and Dirksen Parkway and falls into the City of Springfield's jurisdiction. Zeibert said the developer would like to divide off the Starbucks lot and establish a new commercial development which is unknown at this time. It is a conventional subdivision due to the infrastructure improvements that will be required. Those improvements include a water main extension and details for the access drive to serve the development. There is an established access easement to serve the development and the developer will provide a cross access easement that will run through the Starbucks lot and new commercial development lot. All essential services are available to serve the site and the development is in accord with the Comprehensive Plan.

Zeibert noted that the Land Subdivision Committee recommended approval of the Location & Sketch Map and Variance of Sec. 153.158(b)(2) – Lot Arrangement.

Commissioner McMenamin asked if there was an intended tenant for the new commercial lot. Zeibert said that there was not at this time.

Commissioner Joe McMenamin moved to consolidate the two above listed action item projects for action. Commissioner Joe Gooden seconded the motion and the motion passed unanimously via a roll call vote.

Brian McFadden moved to recommend approval of Bogey Hills Estates - Location & Sketch Map; and CAT Springfield LLC Subdivision - Location & Sketch Map and Variance of Sec.153.158(b)(2)– Lot Arrangement. Commissioner Joe McMenamin seconded the motion and the motion passed unanimously via a roll call vote.

For informational purposes, Zeibert then summarized projects reviewed by the Land Subdivision Committee at their May 6, 2021 meeting and June 3, 2021 meeting that do not require action by the Regional Planning Commission:

Bogey Hills Estates - Preliminary Plan

Zeibert stated that this is the second phase of Bogey Hills Estates. The Preliminary Plan deals with phasing and utility coordination.

Zeibert noted that the Land Subdivision Committee recommended approval of the Preliminary Plan.

Oak Park Estates, 7th Addition – Final Plat

Zeibert said this project is located within the City of Springfield's subdivision jurisdiction, west of the Sangamon Valley Trail, north of Greenbriar, south of Old Jacksonville Road, and west of Archer Elevator Road. It contains 14 lots on 6½ acres and is zoned R-2. There will be a trail connection to the Sangamon Valley Trail.

Zeibert noted that the Land Subdivision Committee recommended approval of the Final Plat.

Centennial Pointe, 2nd Addition - Final Plat

Zeibert said this development consists of 40 lots on approximately 14 acres, all of which are zoned R-2 for duplexes. It is located to the east of Lenhart Road, north of the Hope Church. Originally, the developer had planned on four phases, but has since decided to plat it all at once.

Zeibert noted that the Land Subdivision Committee recommended approval of the Final Plat.

CAT Springfield LLC Subdivision - Preliminary Plan

Zeibert noted that this is the second phase of CAT Springfield LLC Subdivision which will deal with phasing, utility coordination and drainage.

Zeibert noted that the Land Subdivision Committee recommended approval of the Preliminary Plan.

Inspired Properties Project – Large Scale Development

Zeibert stated this project is 60 acres in size and located off of Mathers Road, west of Veterans Parkway. It is the old Mathers Gun Club site. The developer would like to do some sort of a cemetery that has pyramid structures to hold urns above the ground. At the Land Subdivision Committee meeting, the developer requested that this project be held over until the next meeting as several items need to be addressed. The property is currently going through the annexation process and pending EPA approval. The zoning is dependent on the annexation. The Large Scale is also dependent on the annexation and zoning. Zeibert stated the developer is working on those issues and is working with the City on improvements to Mathers Road.

Zeibert noted that the Land Subdivision Committee recommended tabling the Large Scale Development.

Zeibert stated that this development will not come before the Regional Planning Commission, but go to City Council.

Commissioner McMenamin asked if a funeral home was involved with the developer. Berns asked if he was asking if PJ Staab was involved with this development.

Commissioner McMenamin asked if cemeteries are charitable or if it would be taxable real estate.

Berns said she believed it was taxable real estate since it would not be owned by a religious entity, but would check for sure.

Olde Bradfordton Place, 3rd Addition, Lot 18 - Partial Plat of Vacation

Zeibert said a stream protection easement was platted with the development in the early 2000's. The owner would now like to construct a pool within that easement.

Zeibert noted that the Land Subdivision Committee recommended denial of the Partial Plat of Vacation to vacate a portion of the stream protection easement.

Zeibert said the next thing for the developer to do would be to appeal the denial which would be heard by the City Council.

10. UNFINISHED BUSINESS.

There was no unfinished business.

11. NEW BUSINESS.

Commissioner Hamlin stated as this is the Commission's Annual Meeting, there were several important items of new business to come before the Commission pertaining to the election of officers as well as members of the Commission's Executive Policy Board. He asked Berns to enter the report of the Nominating Committee.

A. Report of the Nominating Committee

Berns read the Nominating Committee report pertaining to the Election of Officers.

The program year of the SSCRPC runs from July 1, 2021 through June 30, 2022. As the final meeting for this year is June 16, 2021, new officers and two members of the Executive Policy Board must be elected at that meeting to serve for the 2021-2022 program year.

According to the bylaws, the Officers (a Chair, Vice-Chair, and Secretary) are selected from the three City-appointed citizen members, who must be members of the City's Planning and Zoning Commission, and the three County-appointed citizen members. The Chairmanship must rotate between County and City members. This means that the Chair and Secretary of the Commission shall be selected from the City's citizen members for the upcoming year, while the Vice-Chair is selected from the County's citizen members. The Executive Policy Board consists of the Commission's Chairman, Vice-Chairman and Secretary, the County Board Chair and Springfield Mayor, a representative of a special jurisdiction represented on the Commission, and a member-at-large who has historically been the immediate past Chairman.

Article 3, Section 2 of the Commission's Bylaws calls for the Chairman to name a three-member committee from the Executive Policy Board to nominate new officers and members of the Executive Policy Board. In recent years, the nomination process was handled through emails. This streamlined process is possible as the bylaws are specific about the appointment and succession of the officers and the appointments to the Executive Policy Board.

Per the bylaws, Berns suggested the following individuals be nominated to serve as the officers for the 2021 – 2022 program year:

Commissioner Joe Gooden for Chair;

Commissioner Eric Hansen for Vice-Chair; and

Commissioner Greg Krueger for Secretary.

Berns noted for the record that the Chairman of the Commission also represents the Commission on the Springfield Area Transportation Study's Policy Committee as per that body's bylaws, and all officers may serve ex-officio on the Commission's Land Subdivision Committee.

Commissioner Hamlin stated it was his understanding that these members have all agreed to serve if elected. Commissioner Hamlin said if there were no other nominations, he would entertain a motion for the election of these officers, their terms to run from July 1, 2021, until June 30, 2022, pursuant to the conditions for holding these offices as established in ordinance and the Commission's bylaws.

Commissioner Hamlin asked if there were any other nominations. There were no other nominations.

B. Election of Officers

Commissioner Joe McMenamin moved to elect Joe Gooden, Chair; Eric Hansen, Vice-Chair; and Greg Kruger, Secretary of the SSCRPC for the period of July 1, 2021 – June 30, 2022. Brian McFadden seconded the motion and the roll call vote was unanimous.

C. Election of Executive Policy Board Representatives

Berns noted that the Executive Policy Board is made up of the Commission's Chairman, Vice-Chairman and Secretary, the County Board Chair and Springfield Mayor, a representative of a special jurisdiction represented on the Commission, and a member-at-large. The last two members are to be elected at this meeting.

The Nominating Committee recommended:

Mr. Dick Ciotti, Chairman of the Board of the Sangamon County Water Reclamation District, to serve as a member of the Executive Policy Board Representing the special jurisdictions.

Commissioner Larry Hamlin, as the member-at-large, Executive Policy Board.

Berns noted that historically, the immediate past Chair is selected to serve on the Executive Policy Board. Due to the death of Kenneth Springs, it is suggested that Commissioner Larry Hamlin, who has previously served as Chair, fill that role.

Commissioner Hamlin stated that he understood that these members have indicated their willingness to serve if elected. He stated if there were are no other nominations, he would entertain a motion for their election to the Executive Policy Board, their terms to run from July 1, 2021 to June 30, 2022 pursuant to the conditions for holding these offices as established in ordinance and the Commission's bylaws.

Commissioner Hamlin asked if there were any other nominations. There were no other nominations.

Kathleen Alcorn moved to elect Dick Ciotti and Larry Hamlin to the Executive Policy Board for the period of July 1, 2021 through June 30, 2022. Steve Schoeffel seconded the motion and the roll call vote was unanimous.

12. SPECIAL ANNOUNCEMENTS AND PRESENTATIONS.

Berns noted that she donated to the Central Illinois Food Bank in memory of Kenneth Springs. Staff will send out donation information in case others wish to make a donation in his memory.

13. ADJOURNMENT.

Commissioner Hamlin noted that the next Regional Planning Commission meeting will be held on July 21, 2021.

There being no further business, Brian McFadden moved to adjourn. Commissioner Joe Gooden seconded the motion and the meeting adjourned at 9:54 AM.

Respectfully Submitted,

MJN

Mary Jane Niemann
Recording Secretary